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ONLINE AUCTION

1,080.23± Acres, Charles Mix County, South Dakota

Bidding starts | Tuesday, February 11, 2025, at 8:00 AM

Bidding closes | Wednesday, February 12, 2025, at 1:00 PM

To register and bid go to: www.fncbid.com

Highlights:

- Seven contiguous, irrigated quarters located on a paved road
- Excellent soil productivity ratings of 85+
- Ready to lease or farm

For additional information, please contact:
Tyler Radke, AFM, Agent | (605) 999-0919
TRadke@FarmersNational.com



Property Information

Directions to Property:

From Wagner, South Dakota, head north two miles on 395th Avenue.

Legal Description:

- **Tract 1:** S1/2 of Section 15, T96N R63W
- **Tract 2:** NE1/4 of Section 21, and NE1/4NW1/4, S1/2NW1/4, SW1/4 of Section 22, T96N R63W
- **Tract 3:** E1/2 of Section 22, T96N R63W

Property Description:

Offering seven irrigated quarters of high-quality farmland via online auction. These parcels are divided into three distinct tracts, each boasting exceptional soil quality. Conveniently located near Wagner, South Dakota, with easy access via a paved road.

Improvements:

- Four total wells and seven pivots

Farm Data:

- **Tract 1:**
Cropland 314.11 acres
Non-crop 5.89 acres
Total 320.00 acres
- **Tract 2:**
Cropland 423.30 acres
Hayland 16.93 acres
Total 440.23 acres
- **Tract 3:**
Cropland 315.69 acres
Non-crop 4.31 acres
Total 320.00 acres

Tract 1



Tract 2



FSA Information:

• Tract 1:

	Base	Yield
Wheat	36.76 acres	56 bushels
Corn	137.69 acres	133 bushels
Soybeans	82.24 acres	36 bushels

• Tract 2:

	Base	Yield
Wheat	52.12 acres	56 bushels
Corn	194.98 acres	133 bushels
Soybeans	116.46 acres	36 bushels

• Tract 3:

	Base	Yield
Wheat	35.30 acres	56 bushels
Corn	132.50 acres	133 bushels
Soybeans	79.15 acres	36 bushels

Taxes:

- **Tract 1:** \$5,100.70
- **Tract 2:** \$7,112.54
- **Tract 3:** \$4,875.42

Property Location



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HgA	Highmore silt loam, 0 to 2 percent slopes	82.03	25.3	92	59	2c
HhB	Highmore silt loam, 2 to 6 percent slopes	79.44	24.5	91	58	2e
On	Mobridge silt loam, 0 to 2 percent slopes	70.32	21.69	94	65	2c
HuA	Houdek loam, 0 to 2 percent slopes	40.73	12.56	86	65	2c
Sa	Salmo silty clay loam	33.84	10.44	35	24	4w
Te	Tetonka silt loam, 0 to 1 percent slopes	5.03	1.55	57	23	4w
Ot	Onita-Tetonka silt loams	4.7	1.45	86	46	2c
EaA	Eakin silt loam, 0 to 2 percent slopes	4.52	1.39	88	67	2c
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	3.66	1.13	76	64	2e
TOTALS		324.27(*)	100%	84.62	56.58	2.24

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HgA	Highmore silt loam, 0 to 2 percent slopes	147.03	33.33	92	59	2c
On	Mobridge silt loam, 0 to 2 percent slopes	65.62	14.87	94	65	2c
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	60.81	13.78	86	64	2c
EaA	Eakin silt loam, 0 to 2 percent slopes	59.44	13.47	88	67	2c
Ot	Onita-Tetonka silt loams	30.3	6.87	86	46	2c
HhB	Highmore silt loam, 2 to 6 percent slopes	25.79	5.85	91	58	2e
Hv	Hoven silt loam, 0 to 1 percent slopes	18.4	4.17	15	7	6s
EmA	Enet loam, 0 to 2 percent slopes	14.26	3.23	60	46	3s
Te	Tetonka silt loam, 0 to 1 percent slopes	10.14	2.3	57	23	4w
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	5	1.13	66	63	3e
HuA	Houdek loam, 0 to 2 percent slopes	4.4	1.0	86	65	2c
TOTALS		441.19(*)	100%	85.05	57.4	2.26

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HgA	Highmore silt loam, 0 to 2 percent slopes	162.76	50.45	92	59	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	43.0	13.33	57	23	4w
EaA	Eakin silt loam, 0 to 2 percent slopes	41.79	12.95	88	67	2c
HhB	Highmore silt loam, 2 to 6 percent slopes	39.55	12.26	91	58	2e
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	21.56	6.68	86	64	2c
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	9.65	2.99	76	64	2e
Ot	Onita-Tetonka silt loams	4.32	1.34	86	46	2c
TOTALS		322.63(*)	100%	85.73	55.42	2.27

Tract 2



Tract 3



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2024, payable in 2025, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on March 18, 2025, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Titles of Dakota (Lake Andes, South Dakota).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Titles of Dakota the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about March 18, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Titles of Dakota.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement starting Tuesday, February 11, 2025, at 8:00 AM until Wednesday, February 12, 2025, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending on any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all tracts. The auto-extend feature remains active until no further bids are

placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Roger and Maureen Evans Trusts

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To register and bid on this auction go to: www.FNCBid.com

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.